

*Keep in
File*

WILLOWDALE PARK

Recorded in Book 75 Page 9 of Plats

200 Scale Map Location: L-01-8

Fire Dept. District Map # 1821:85, 86, 95, 96

MASTER SITE ADDRESS: 4102 BRADLEY RD

BLOCK 1 LOT 1 5205 PASEO DEL VISTA AVE E/W PRIVATE STREET
2 5201

BLOCK 1 LOT 3 4000 BIRCHMONT ST N/S PRIVATE STREET
4 4004
5 4008
6 4012
7 4016
8 4100
9 4104
10 4108
11 4112
12 4116
13 4120

BLOCK 1 LOT 14 5200 ROSELAND AVE E/W PRIVATE STREET
15 5204
16 5300
17 5304

BLOCK 1 LOT 18 4121 VILLA FLORA ST N/S PRIVATE STREET
19 4117

20 4113
21 4109
22 4105
23 4101
24 4017
25 4013
26 4009
27 4005
28 4001

*These 17 Lots AND
LOT NO. 47 remain
as original WILLOWDALE
PARK*

BLOCK 2 LOT 29 4004 VILLA FLORA ST N/S PRIVATE STREET
30 4008
31 4012
32 4016
33 4100
34 4104
35 4108
36 4112
37 4116

BLOCK 2 LOT 38 4117 BIRCHMONT ST N/S PRIVATE STREET
39 4113
40 4109
41 4105
42 4101
43 4017
44 4013

WILLOWDALE PARK

BLOCK 2 LOT 45 4009 BIRCHMONT ST N/S PRIVATE STREET
46 4005

BLOCK 3 LOT 47 3992 BRADLEY RD N/S PRIVATE STREET

THIS LOT AND LOTS 20-36 REMAIN

Common Area A 5206 PASEO DEL VISTA AVE E/W PRIVATE STREET
B 5303

Common Area C 4115 VILLA FLORA ST N/S PRIVATE STREET

Streets with no addresses: LAKE TAHOE STREET, MARINA HILLS STREET
(Entrance Drive) (N/S), and ALEXANDER ROAD (E/W)

ORIGINAL DATE: 7/17/1996

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT



KYLE C WALTON, SENIOR PLANNER

*ALL LOTS EXCEPT LOTS 20-36 AND
LOT 47 HAVE BEEN MERGED and
RESUBDIVIDED INTO WILLOWDALE
PARK - RECORDED 1-14-2002, BOOK
103, PAGE 030 - MERGER AND RESUBDIVISION.*

WILLOWDALE PARK

Recorded in Book 75 Page 9 of Plats

200 Scale Map Location: L-01-8

Fire Dept. District Map # 1821:85, 86, 95, 96

MASTER SITE ADDRESS: 4102 BRADLEY RD

BLOCK 1 LOT 1 5205 PASEO DEL VISTA AVE E/W PRIVATE STREET
2 5201

BLOCK 1 LOT 3 4000 BIRCHMONT ST N/S PRIVATE STREET
4 4004
5 4008
6 4012
7 4016
8 4100
9 4104
10 4108
11 4112
12 4116
13 4120

BLOCK 1 LOT 14 5200 ROSELAND AVE E/W PRIVATE STREET
15 5204
16 5300
17 5304

BLOCK 1 LOT 18 4121 VILLA FLORA ST N/S PRIVATE STREET
19 4117

20 4113
21 4109
22 4105
23 4101
24 4017
25 4013
26 4009
27 4005
28 4001

*These 17 Lots AND
LOT NO. 47 remain
as original WILLOWDALE
PARK*

BLOCK 2 LOT 29 4004 VILLA FLORA ST N/S PRIVATE STREET
30 4008
31 4012
32 4016
33 4100
34 4104
35 4108
36 4112
37 4116

BLOCK 2 LOT 38 4117 BIRCHMONT ST N/S PRIVATE STREET
39 4113
40 4109
41 4105
42 4101
43 4017
44 4013

WILLOWDALE PARK

BLOCK 2	LOT	45	4009	BIRCHMONT ST	N/S	PRIVATE STREET
		46	4005			

BLOCK 3	LOT	47	3992	BRADLEY RD	N/S	PRIVATE STREET
---------	-----	----	------	------------	-----	----------------

THIS LOT AND LOTS 20-36 REMAIN

Common Area	A	5206	PASEO DEL VISTA AVE	E/W	PRIVATE STREET
	B	5303			

Common Area	C	4115	VILLA FLORA ST	N/S	PRIVATE STREET
-------------	---	------	----------------	-----	----------------

Streets with no addresses: LAKE TAHOE STREET, MARINA HILLS STREET
(Entrance Drive) (N/S), and ALEXANDER ROAD (E/W)

ORIGINAL DATE: 7/17/1996

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT



KYLE C WALTON, SENIOR PLANNER

*ALL LOTS EXCEPT LOTS 20-36 AND
LOT 47 HAVE BEEN MERGED and
RESUBDIVIDED INTO WILLOWDALE
PARK - RECORDED 1-14-2002, Book
103, PAGE 030 - MERGER AND RESUBDIVISION.*

WILLOWDALE PARK

Recorded in Book 75 Page 9 of Plats

200 Scale Map Location: L-01-8

Fire Dept. District Map # 1821:85, 86, 95, 96

MASTER SITE ADDRESS: 4102 BRADLEY RD

BLOCK 1 LOT 1 5205 PASEO DEL VISTA AVE E/W PRIVATE STREET
2 5201

BLOCK 1 LOT 3 4000 BIRCHMONT ST N/S PRIVATE STREET
4 4004
5 4008
6 4012
7 4016
8 4100
9 4104
10 4108
11 4112
12 4116
13 4120

BLOCK 1 LOT 14 5200 ROSELAND AVE E/W PRIVATE STREET
15 5204
16 5300
17 5304

BLOCK 1 LOT 18 4121 VILLA FLORA ST N/S PRIVATE STREET
19 4117

20 4113
21 4109
22 4105
23 4101
24 4017
25 4013
26 4009
27 4005
28 4001

*These 17 Lots AND
LOT NO. 47 remain
as original WILLOWDALE
PARK*

BLOCK 2 LOT 29 4004 VILLA FLORA ST N/S PRIVATE STREET
30 4008
31 4012
32 4016
33 4100
34 4104
35 4108
36 4112
37 4116

BLOCK 2 LOT 38 4117 BIRCHMONT ST N/S PRIVATE STREET
39 4113
40 4109
41 4105
42 4101
43 4017
44 4013

WILLOWDALE PARK

BLOCK 2	LOT	45	4009	BIRCHMONT ST	N/S	PRIVATE STREET
		46	4005			

BLOCK 3	LOT	47	3992	BRADLEY RD	N/S	PRIVATE STREET
---------	-----	----	------	------------	-----	----------------

THIS LOT AND LOTS 20-36 REMAIN

Common Area	A	5206	PASEO DEL VISTA AVE	EW	PRIVATE STREET
	B	5303			

Common Area	C	4115	VILLA FLORA ST	N/S	PRIVATE STREET
-------------	---	------	----------------	-----	----------------

Streets with no addresses: LAKE TAHOE STREET, MARINA HILLS STREET
(Entrance Drive) (N/S), and ALEXANDER ROAD (EW)

ORIGINAL DATE: 7/17/1996

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT



KYLE C WALTON, SENIOR PLANNER

*ALL LOTS EXCEPT LOTS 20-36 AND
LOT 47 HAVE BEEN MERGED and
RESUBDIVIDED INTO WILLOWDALE
PARK - RECORDED 1-14-2002, Book
103, PAGE 030 - MERGER AND RESUBDIVISION.*

PLANNING & DEVELOPMENT



400 STEWART AVE.

LAS VEGAS, NV

8 9 1 0 1

229-6301

Development Standards

5402 Bradley Rd. - Master Address
4102 ?

Subdivision: Willowdale Park

Summerlin Village: _____

Zoning File #: Z-130-94 APN #: 138-01-801-001

Zoning Dist. R-PDZ 200 Scale L-1-8
(R-1 Standards)

Setbacks:

FRONT	REAR	SIDE(S)	CORNER
20 feet	15 feet	14 ft. total; 5 ft. min. one side	

SEE:

Z-0033-99

Z-0033-99(1)

Z-0130-94(2)

INCLUDES
LS PLAN

Other Case Files: Z-130-94(1); TM-50-96; FM-34-96;
MSH-6-93

FM-

all dwellings shall be limited to single story.
Perimeter wall w/ insets must be decorative.
Landscaping Plan required.
Copy of CC & B's required.
Direct access from abutting lots to Alexander
Road is prohibited.

WILLOWDALE PARK

Recorded in Book 75 Page 9 of Plats

200 Scale Map Location: L-01-8

Fire Dept. District Map # 1821:85, 86, 95, 96

MASTER SITE ADDRESS: 4102 BRADLEY RD

BLOCK 1 LOT 1 5205 PASEO DEL VISTA AVE E/W PRIVATE STREET
2 5201

BLOCK 1 LOT 3 4000 BIRCHMONT ST N/S PRIVATE STREET
4 4004
5 4008
6 4012
7 4016
8 4100
9 4104
10 4108
11 4112
12 4116
13 4120

BLOCK 1 LOT 14 5200 ROSELAND AVE E/W PRIVATE STREET
15 5204
16 5300
17 5304

BLOCK 1 LOT 18 4121 VILLA FLORA ST N/S PRIVATE STREET
19 4117

20 4113
21 4109
22 4105
23 4101
24 4017
25 4013
26 4009
27 4005
28 4001

*These 17 Lots AND
LOT NO. 47 remain
as original WILLOWDALE
PARK*

BLOCK 2 LOT 29 4004 VILLA FLORA ST N/S PRIVATE STREET
30 4008
31 4012
32 4016
33 4100
34 4104
35 4108
36 4112
37 4116

BLOCK 2 LOT 38 4117 BIRCHMONT ST N/S PRIVATE STREET
39 4113
40 4109
41 4105
42 4101
43 4017
44 4013

WILLOWDALE PARK

BLOCK 2	LOT	45	4009	BIRCHMONT ST	N/S	PRIVATE STREET
		46	4005			

BLOCK 3	LOT	47	3992	BRADLEY RD	N/S	PRIVATE STREET
---------	-----	----	------	------------	-----	----------------

THIS LOT AND LOTS 20-36 REMAIN

Common Area	A	5206	PASEO DEL VISTA AVE	EW	PRIVATE STREET
	B	5303			

Common Area	C	4115	VILLA FLORA ST	N/S	PRIVATE STREET
-------------	---	------	----------------	-----	----------------

Streets with no addresses: LAKE TAHOE STREET, MARINA HILLS STREET
(Entrance Drive) (N/S), and ALEXANDER ROAD (EW)

ORIGINAL DATE: 7/17/1996

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT



KYLE C WALTON, SENIOR PLANNER

*ALL LOTS EXCEPT LOTS 20-36 AND
LOT 47 HAVE BEEN MERGED and
RESUBDIVIDED INTO WILLOWDALE
PARK - RECORDED 1-14-2002, Book
103, PAGE 030 - MERGER AND RESUBDIVISION.*

Memorandum

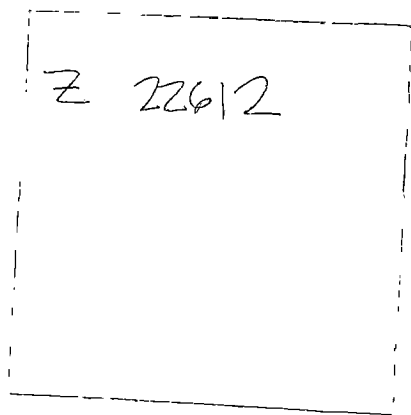
City of Las Vegas Planning & Development

To: John Korkosz
From: Dave Cornoyer
CC:
Date: 7/19/2007
Re: Code Enforcement Action Request

Property Address/APN:	Willowdale Park Estates / NEC Alexander Rd & Bradley Rd
Summary of Activity Requiring Code Enforcement:	Required landscaping not installed by 7/15/2007 as promised by home builder.
Action Requested By:	Dave Cornoyer
Existing Case History:	The subdivision was built without the required perimeter landscaping along Bradley Road between Alexander Road and Hickam Avenue, and along Hickam Road between Bradley Road and Lake Tahoe Street. The builder had been slowly adding irrigation and trees along Bradley Road within the first 660' north of Alexander Road, but has not continued with the remaining portions of the east and north landscape buffer areas. The trees and shrubs which have been provided are now starting to show heat stress and wear from improper irrigation.
Background/History of Planning Site Investigation:	A landscape plan for the Willowdale Park Estates was submitted to and approved by the City of Las Vegas on June 15 th , 2007, with the condition that the landscape will be completed 30 days from the approval date. A site inspection on 7/16/07 confirmed that the landscape has not been completed.
Additional Information:	The contact person for this project is Larry Powers, 595-9550 or 367-2792. The contact person for the landscape subcontractor is Leticia Marquez, 491-5559.



Planning Supervisor



22612

Leticia Marquez

491-5559

New Horizon Const.

Dave,

Please call her & let her know
if this is what you want & need.

A handwritten signature in cursive script, appearing to be "John".



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

WILLOWDALE PARK

RECORDED

Only LOTS 20-36 and LOT 47
remain in this SUBDIVISION

see Merger and Resubdivision
WILLOWDALE PARK B-103 P-030